



Cary Bruteig
Apartment Appraisers & Consultants
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MARKET AREA STATISTICS
Prepared for: City of Boulder, All Units

Year/Quarter: 2010/3
All Units - Gross Rents

Number of Properties:	44	Avg Property Grade:	95.939
Average Year Built:	1975	All Units Avg Sq Ft:	755
Total Units:	5,419	Vacant Units:	204
Total Sq Ft:	4,093,507	Occupied Units:	5,215
Total Unf Rent:	\$4,981,052	Vacancy Rate:	3.76%

Sales Statistics(last 5 years)

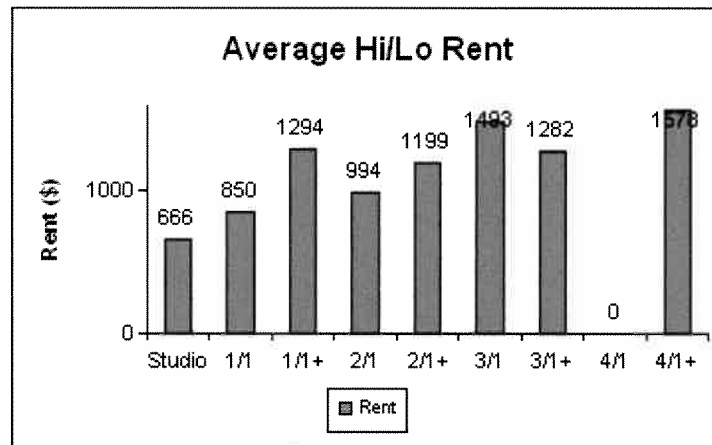
Avg Sales Price/Unit:	\$108,734
Avg Sales Price/Sq Ft:	\$132.00
Avg Last Sale Date:	11/07/2007
Number of Sales:	7

	Unit Type									
(Beds/Baths):	Studio	1/1	1/1+	2/1	2/1+	3/1	3/1+	4/1	4/1+	Tot/Avg
Total Units	445	2,348	74	832	1,360	37	231	0	92	5,419
Total Sq Ft	212,938	1,416,298	72,370	668,353	1,312,138	37,160	263,179	0	111,071	4,093,507
Unit Ratio	8.2%	43.3%	1.4%	15.4%	25.1%	0.7%	4.3%	0.0%	1.7%	100%
# Unf Units	445	2,338	74	831	1,360	36	210	0	27	5,321
Unf Units Sq Ft	212,938	1,411,298	72,370	667,275	1,312,138	36,090	241,184	0	33,071	3,986,364
Avg Sq Ft	479	604	978	803	965	1,003	1,148	0	1,225	749
Avg Lo Unf Rents/Unit	\$661	\$823	\$1,261	\$960	\$1,115	\$1,454	\$1,238	\$0	\$1,573	\$936
Avg Lo Unf Rents/Sq Ft	\$1.38	\$1.36	\$1.29	\$1.20	\$1.16	\$1.45	\$1.08	\$0.00	\$1.28	\$1.25
Avg Hi Unf Rents/Unit	\$823	\$874	\$1,258	\$1,104	\$1,344	\$1,750	\$1,528	\$0	\$1,932	\$1,068
Avg Hi Unf Rents/Sq Ft	\$1.97	\$1.53	\$1.27	\$1.39	\$1.45	\$1.75	\$1.25	\$0.00	\$1.49	\$1.43
Avg Hi/Lo Unf Rent	\$666	\$850	\$1,294	\$994	\$1,199	\$1,493	\$1,282	\$0	\$1,578	\$978
Avg Hi/Lo Unf/Sq Ft	\$1.39	\$1.41	\$1.32	\$1.24	\$1.24	\$1.49	\$1.12	\$0.00	\$1.29	\$1.31
Lowest Overall Rent/Unit	\$450	\$400	\$1,040	\$609	\$547	\$900	\$631	\$0	\$1,334	\$400
Lowest Overall Rent/Sq Ft	\$1.04	\$0.62	\$0.95	\$0.77	\$0.53	\$0.83	\$0.56	\$0.00	\$1.17	\$0.53
Highest Overall Rent/Unit	\$909	\$1,319	\$1,579	\$1,503	\$1,850	\$1,750	\$2,010	\$0	\$2,108	\$2,108
Highest Overall Rent/Sq Ft	\$2.09	\$2.33	\$1.62	\$1.94	\$1.76	\$1.75	\$1.65	\$0.00	\$1.52	\$2.33
Units Vacant	13	86	4	44	52	2	3	0	0	204
Vacancy Rate	2.92%	3.66%	5.41%	5.29%	3.82%	5.41%	1.30%	0.00%	0.00%	3.76%

3Q 2010

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Unit Mix Ratio

